

095.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

786,700 /

786,700

786,700 /

786,700

786,700 /

786,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
354		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEVLIN ROBERT G & JULIA R	
Owner 2:	
Owner 3:	

Street 1: 354 MYSTIC ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: DEVLIN ROBERT G & JULIA R -
Owner 2: -

Street 1: 354 MYSTIC ST
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 9,130 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 2686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int


PROPERTY FACTORS
Item Code Description % Item Code Description

Z R0	LARGE LOT	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101	One Family	9130	Sq. Ft.	Site	0	70.	0.68	4		Med. Tr	-10				437,156			437,200
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9130.000	342,800	6,700	437,200	786,700		62407
							GIS Ref
							GIS Ref
							Insp Date
							04/22/20

APPRAISED: 786,700 / 786,700

USE VALUE: 786,700 / 786,700

ASSESSED: 786,700 / 786,700



!7814!

PRINT

Date

Time

12/10/20

22:25:15

LAST REV

Date

Time

11/23/20

11:50:00

danam

Prior Id # 3:

7814

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,700	6700	18,278.	610,100	959,500	959,500	Year End Roll	12/18/2019
2019	101	FV	268,000	6700	18,278.	610,100	884,800	884,800	Year End Roll	1/3/2019
2018	101	FV	268,000	6700	18,278.	522,900	797,600	797,600	Year End Roll	12/20/2017
2017	101	FV	268,000	6700	18,278.	488,000	762,700	762,700	Year End Roll	1/3/2017
2016	101	FV	268,000	6700	18,278.	418,300	693,000	693,000	Year End	1/4/2016
2015	101	FV	261,000	6700	18,278.	374,700	642,400	642,400	Year End Roll	12/11/2014
2014	101	FV	261,000	6700	18,278.	346,900	614,600	614,600	Year End Roll	12/16/2013
2013	101	FV	261,000	6700	18,278.	330,700	598,400	598,400		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVLIN ROBERT G	72841-587	1	6/27/2019	Portion-Asst	470,000	No	No		Sub-division, sale of 9,017 sqft of land Devl
	16762-494		2/1/1986		235,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	476	Wood Dec	15,000	C				
12/5/2019	1971	New Buil	400,000	O				
10/1/2019	1553	Att. Gar	30,000	C				
3/8/2017	246	Manual	1,582					
4/23/2001	215	Re-Roof	4,300	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2020	Measured	DGM	D Mann
6/16/2009	Measured	189	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6	Colonial			Full Bath: 1	Rating: Average			OF=TOILET IN BMT.															
Sty Ht: 2A	2A - 2 Sty +Attic			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3	BrickorStone			A 3QBth:	Rating:																		
Frame: 1	Wood			1/2 Bath: 1	Rating: Average																		
Prime Wall: 1	Wood Shingle			A HBth:	Rating:																		
Sec Wall:		%		OthrFix: 1	Rating: Fair																		
Roof Struct: 3	Gambrel			<b>OTHER FEATURES</b>																			
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1															
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	Rating:																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																			
Year Blt: 1919	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wall: 2	Plaster			Functional:		%	Interior:	1	8	4													
Sec Int Wall:		%		Economic:		%	Additions:																
Partition: T	Typical			Special:		%	Kitchen:																
Prim Floors: 3	Hardwood			Override:		%	Baths:																
Sec Floors:		%		Total:	31	%	Plumbing:																
Bsmnt Flr: 14	Asphalt Tile			<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	125.00		COMPARABLE SALES																
Bsmnt Gar:				Size Adj.: 1.13222647			Rate	Parcel ID	Typ	Date	Sale Price												
Electric: 3	Typical			Const Adj.: 1.00969899																			
Insulation: 2	Typical			Adj \$ / SQ: 142.901																			
Int vs Ext: S				Other Features: 69300																			
Heat Fuel: 2	Gas			Grade Factor: 1.10																			
Heat Type: 5	Steam			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 496797																			
% Com Wall		% Sprinkled:		Depreciation: 154007				Juris. Factor:		Before Depr:	157.19												
				Depreciated Total: 342790				Special Features: 0		Val/Su Net:	82.98												
								Final Total: 342800		Val/Su SzAd:	157.44												
<b>MOBILE HOME</b>				Make:			Serial #:		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 095.0-0004-0001.0										<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>			
3	Garage	D	Y		124X24	A	AV	1919	19.34	T	40	101			6,700			6,700					
More: N	Total Yard Items:	6,700		Total Special Features:			Total:	6,700															